



## **New Architecture – Dubai and UAE.**

**(Report prepared by Robyn Gower, January 08)**

## WATER FRONT

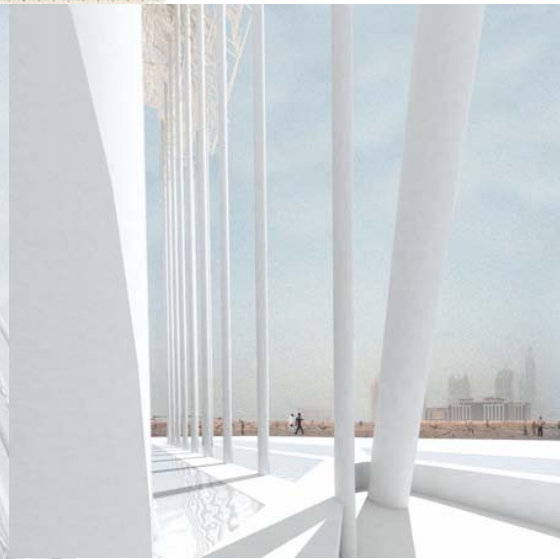
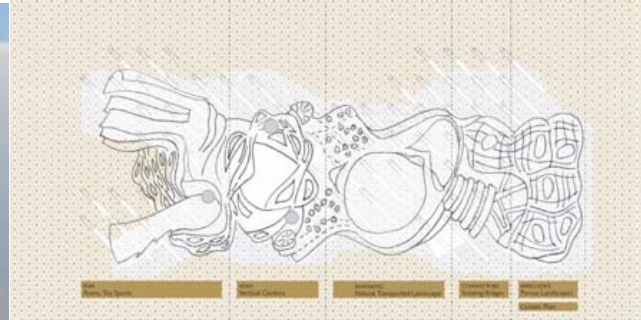
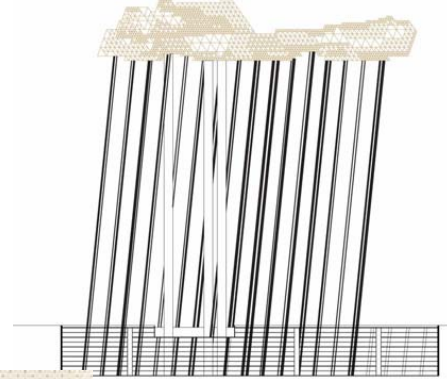


Report in 6 parts:

- > Speculative/conceptual/ radical architecture
- > Water worlds
- > New cultural centres
- > New cities
- > Gateways
- > Towers of power

**\*\* More information on all properties is available upon request.  
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**The Cloud** is a speculative design for a resort city elevated 300 metres in the air above Dubai and supported on slanting legs resembling rain by Atelier Hapsitus. Read more at: [www.dezeen.com/2007/06/14/the-cloud-by-atelier-hapsitus/](http://www.dezeen.com/2007/06/14/the-cloud-by-atelier-hapsitus/)



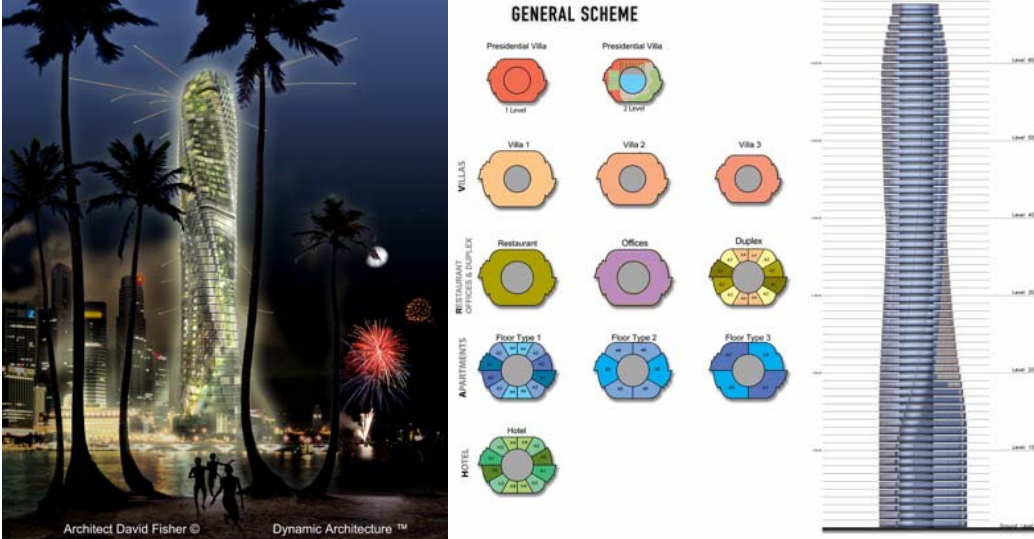
Design for **0-14 Tower** in Dubai's Business Bay by RUR Architecture. The 22-storey commercial tower is sheathed in a 40cm-thick concrete shell perforated by over 1,000 openings that create a lace-like effect on the building's façade. A space nearly one meter deep between the shell and the main enclosure creates a so-called "chimney effect," where hot air has room to rise and effectively cools the surface of the glass windows behind the perforated shell. 0-14 is a collaboration between New York City-based Reiser + Umemoto, RUR Architecture PC, and Dubai Properties developer, Shahab Lutfi.



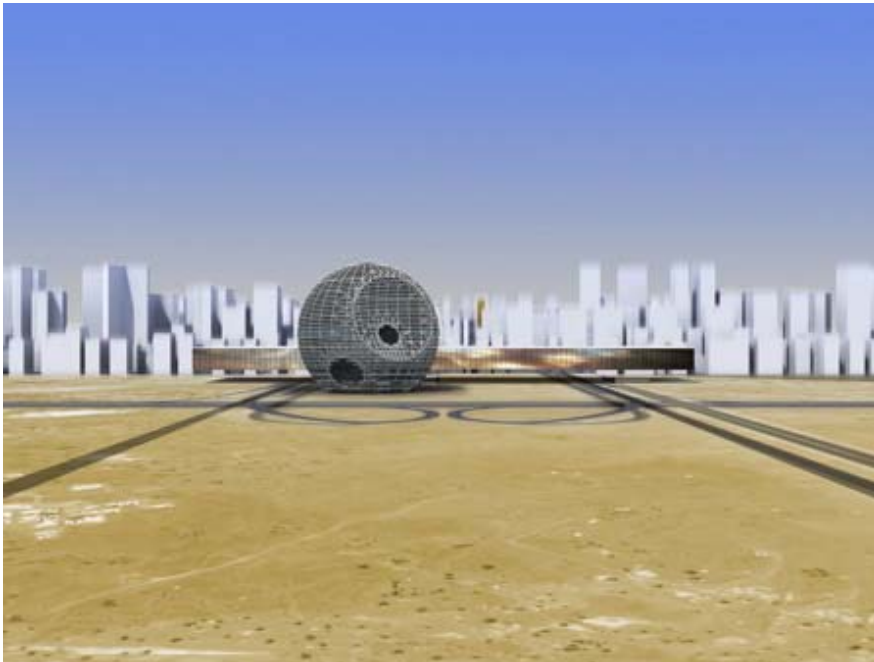
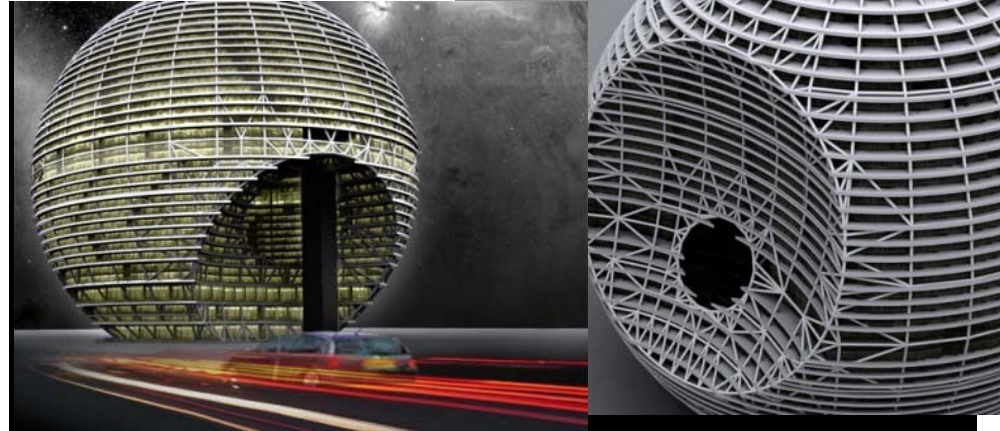


Design for new Abu Dhabi  
Convention Centre – **by**  
**RMJM Architects** (no  
other information  
available)

**Da Vinci (rotating) Towers.** Concept for 250-meter-high tower with rotating floors and a system that automatically produces electricity. Created by architect David Fisher. Read more at: [www.dynamicarchitecture.net](http://www.dynamicarchitecture.net)

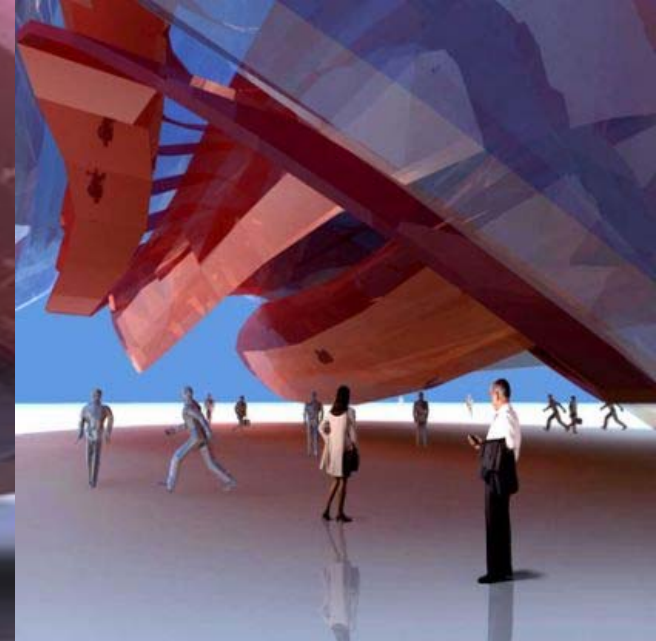
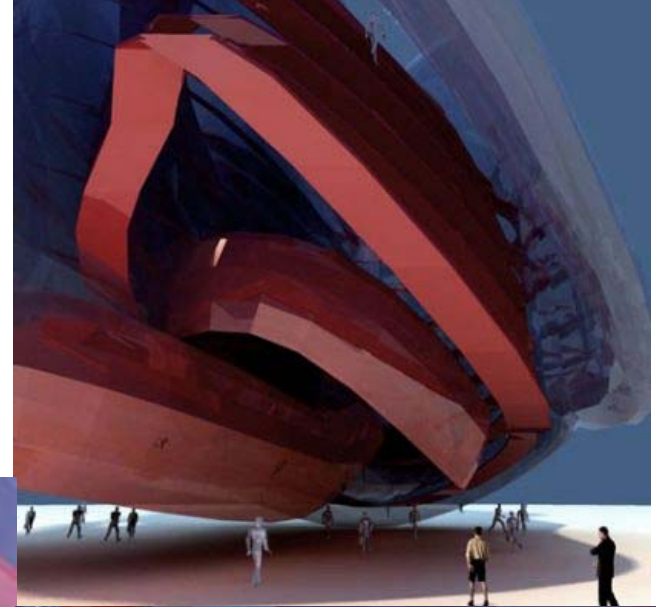
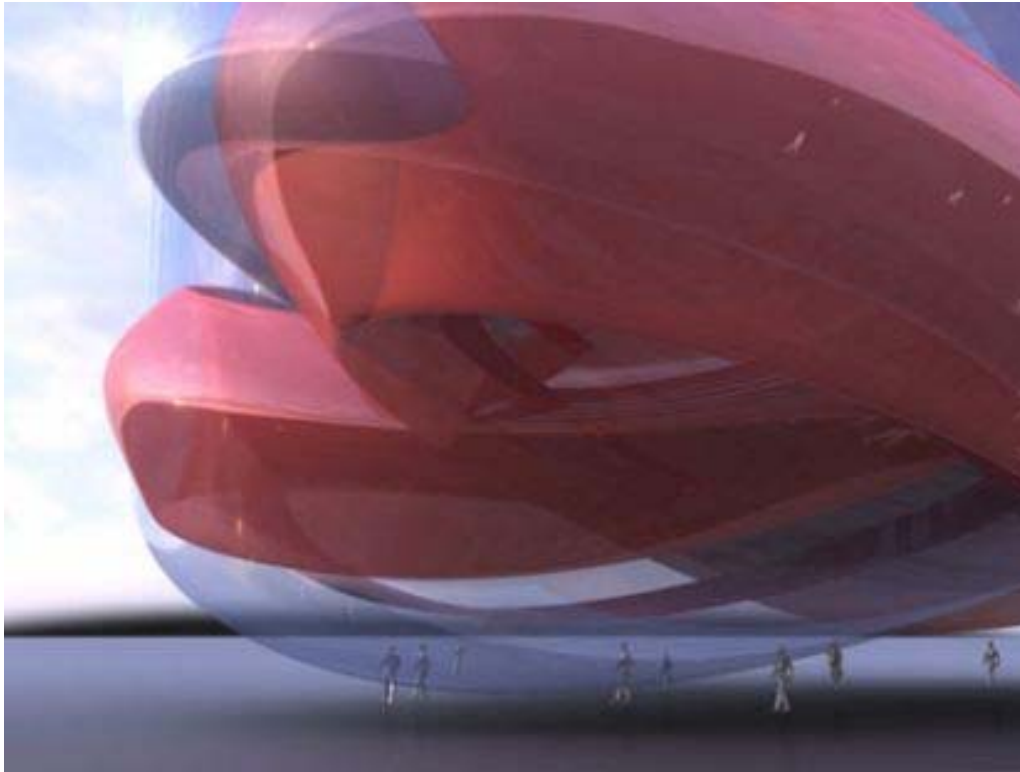


Proposal for **RAK Convention and Exhibition Centre** in the new city of Ras Al Khaimah in the UAE. Design by Rem Koolhaas and Reinier de Graaf of Office of Metropolitan Architecture (OMA) and looking like the Death Star, the centre consists of a spherical glass and steel nest and a very long, low building raised off the ground.





**Dubaihub03** - proposal for a culture hub in the center of Dubai, U.A.E. The form is generated using genetic algorithms and special programming scripts to form continuous loops of interlocking spaces. The culture hub - not unlike a shopping mall - is a space to consume culture. Architects: [www.studionova.org](http://www.studionova.org)



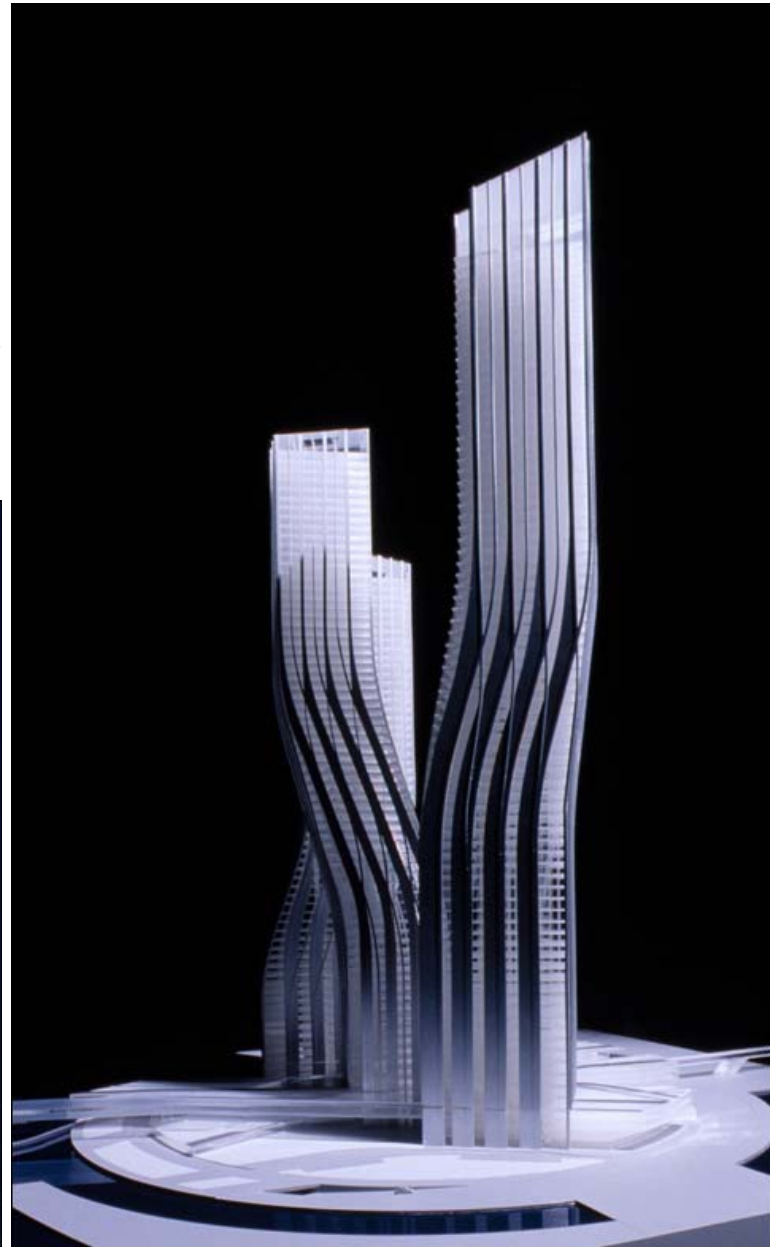
**iPod Building** – multi-million dollar development in Dubai consists of a 23-storey building, due to open in 2009. The development is being designed by Hong Kong-based consultancy James Law Cybertecture, an award-winning architecture firm focused on futuristic projects and "intelligent" buildings



**Dubai Renaissance** is a building designed last year by Rem Koolhaas and Fernando Donis of OMA as an entry for a competition for iconic central feature at Business Bay in Dubai. OMA lost the competition to Zaha Hadid's Dancing Towers (next page).



**Zaha Hadid's Dancing Towers** within the Business Bay Development. The three towers rise above the creek and project themselves as an icon for the surrounding developments and for the gulf region. The towers are inter-twined and rotate to maximize the views from the site towards the creek and neighbouring developments

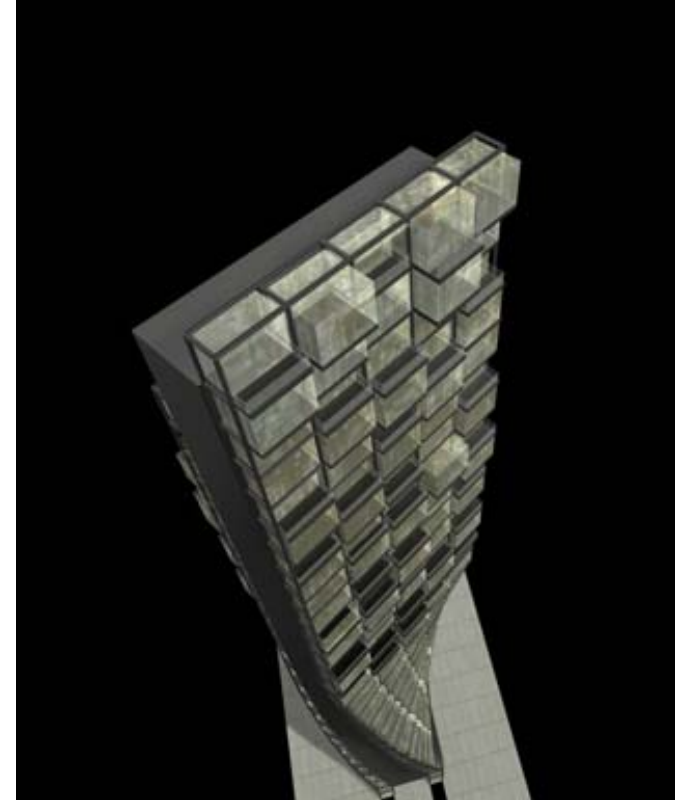
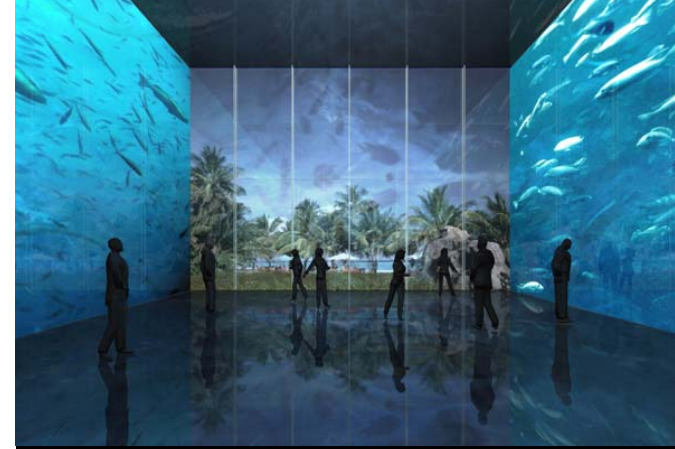


**Dubai Towers** represent the centrepiece of 'The Lagoons' development. The towers and the master planned development were designed by TVS. The four towers, ranging from 54 to 97 floors, are clustered to form a choreographed sculpture, representing the movement of candlelight.



**Pixel Tower by Light Architecture.** Strategically sited on the Palm Jebel Ali, and from an open view on both the lagoon and bay, this building distinguishes itself by its light structure, which consists of two large reticulated blade-like structures, spaced ten metres apart, and twisted by a 45 degrees angle away from their bases.

”This rotation allows us to accentuate the impression of slenderness and to set the views from the apartments towards the best sceneries – Palm’s lagoon and Dubai’s bay,” say the architects.





## Arabian Blade

A mixed use tower by architect, Claudio Catalano who says “The structure is devised as a vertical summation of several different buildings like a plant” furnished and intermingled with public and landscaped spaces. The facility will include a hotel, residential housing, commercial and “play spaces”.

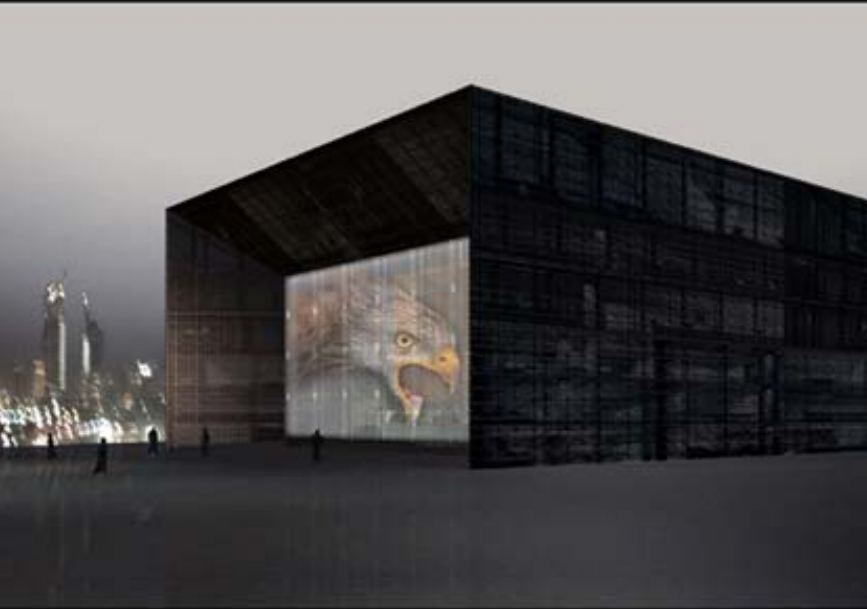
**Zaha Hadid's Opus** - a £235m development in Dubai's Business Bay for Omniyat Properties. The 20-storey scheme, which will be next to the 800m tall Burj Dubai, will have 770,000ft<sup>2</sup> of commercial space. Hadid said: "The idea is to create an opening on to the city and to frame these views." It will be completed in 2010.



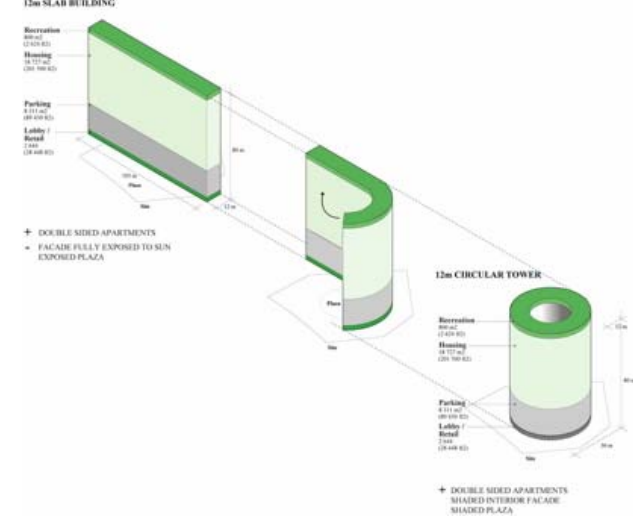


# REEM Media Building by Light Architecture.

Details: [www.lightarchitecture.com/contentore.php?c=bu&id=76](http://www.lightarchitecture.com/contentore.php?c=bu&id=76)



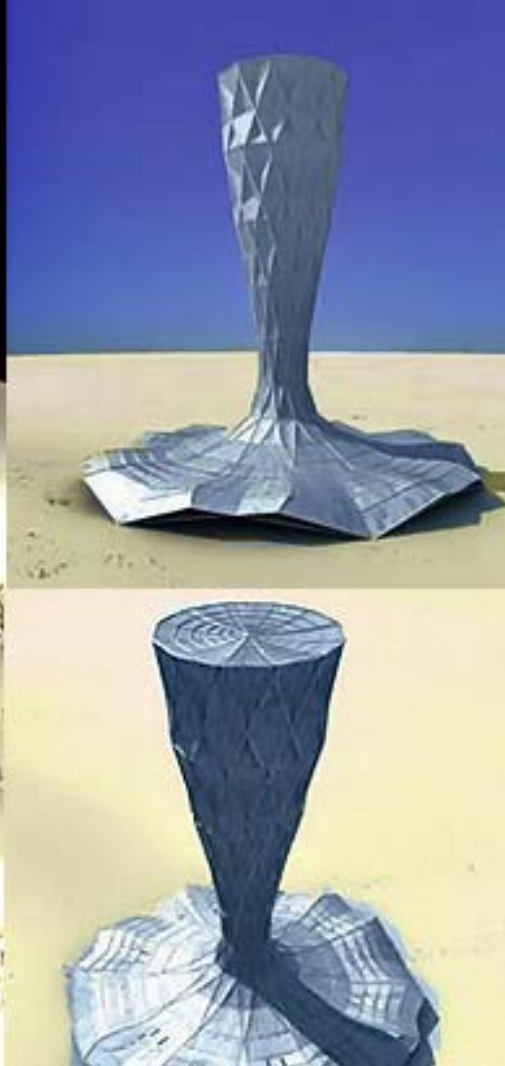
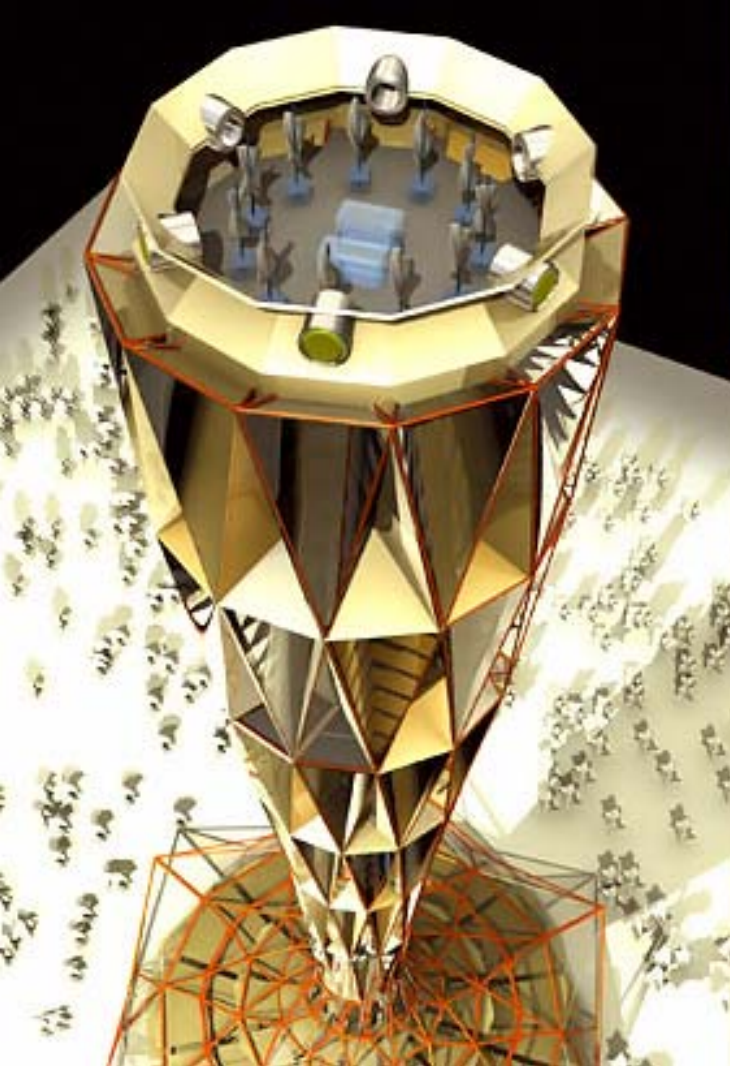
**Porsche Towers** by Office for Metropolitan Architecture (OMA) is being jointly developed with Porsche Design. The two towers, one cylindrical and one a hollow slab, are being built at Business Bay in Dubai.





**Dubai Grand Pyramid** emulates the Egyptian architectural wonder in a modern day context. The pyramid will be a multi functional complex housing residences, offices and other recreational facilities. Two smaller pyramids, will house developer Falconcity's management, while the other is a commercial premise in the theme park.





The 255-m **Stellar Tower** is being built as a tribute to the late Sheikh Zayed Bin Sultan Al Nahyan.

The London-based architects Make designed the building, which is to take shape on Ittihad Square and will house shops, offices, a restaurant and a 300-bed hotel.



Inspired by the trunk of a Travellers Palm, the **Palm Tower** is to be located in the heart of Dubai's 'Jumeirah Village'. It clearly takes many of its design cues from nature. Standing at 150m, the tower boasts 60,000m<sup>2</sup> of usable space ranging from offices to restaurants, gardens, cinemas and luxury retail shopping. Architects: [www.sybarite-uk.com](http://www.sybarite-uk.com)



**The Oval Tower**, in the Business Bay area will be home to 19 floors of office space and a leisure deck with gym. The building has two distinct parts - the tower and the podium. The design and engineering for Oval Tower is by Atkins, the company responsible for other projects such as Burj Al Arab, Jumeirah Beach Hotel, Chelsea Tower and Al Rostamani office building.

Renderings, model shots, plans and elevations of Jean Nouvel's high rise office building proposal for Doha in Qatar.



**Golden Dome.** With its 455 m height and its 2,2 million m of total surface, it will be one of bulkiest and higher buildings of the world. It will include 500 000 m offices, commercial spaces like 3 000 residential apartments.





**Dubai Pearl**, a consortium of investors led by the Al Fahim Group, has taken over and repositioned the US \$3 billion Dubai Pearl. The project, whose blueprint has seen a significant change, was originally conceived by Omnix Group in 2002. Located within the Dubai Media and Technology Free Zone (Tecom) and overlooking Palm Jumeirah, the project will now be developed with a built-up area of more than 1.4 million m<sup>2</sup>.

See: [www.dubaipearl.com](http://www.dubaipearl.com) for more.





**The ETA Hotel** at Dubai is a small boutique business hotel with 68 rooms, a restaurant and lounge bar, health club and a roof top pool. The hotel is situated in a high-density commercial neighbourhood in Dubai. The design, by India based architects, Sanjay Puri & Nimish Shah, is “evolved from the abstraction of trapezoidal planes that constitute the outer skin of the hotel”.



**Synergy** is a 20-storey structure in Dubai's Business Bay by Sanjay Puri Architects. "The structure is designed to appear as a stack of cuboids that fluidly merge on the sides". The front overlooks the main road while the rear overlooks a promenade and a lake. The screen wall is punctuated by a motif derived from Islamic Art



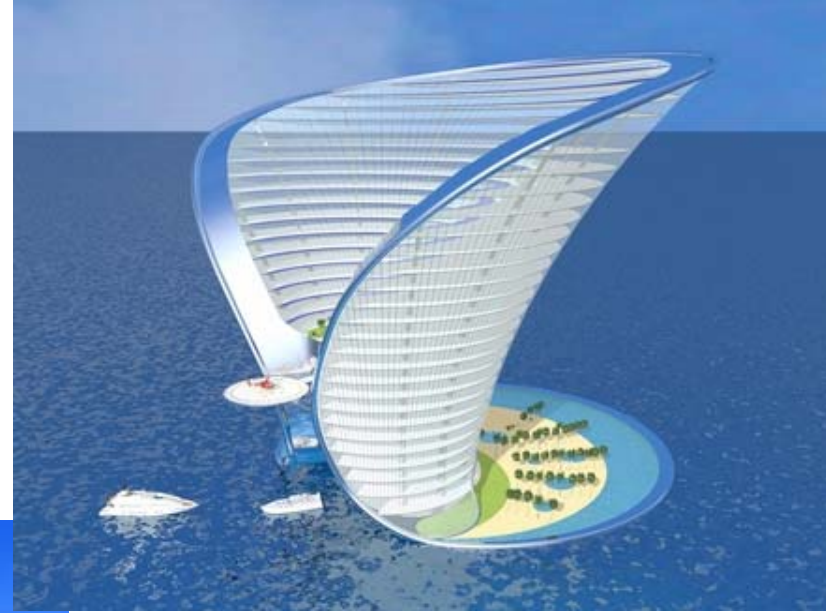
Developer Nakeel invited architects Royal Haskoning to develop a master plan design for **Palm Jebel Ali**, just off the coast of Dubai. The winning design includes areas for sports activities, residential housing, a retail sector, and office buildings. In addition, public parks, marinas and an iconic bridge were part of the design brief

**The Emaar Towers** stand at the gateway into the Burj Dubai development – across the road from the Burj Dubai Tower. Both towers focus toward the main entry to greet the visitor. As visitors continue into the site, the towers rotate their orientation as a gesture of respect to its towering neighbour across the street. The two towers of 42 and 34 floors contain grade A+ office space, taking take advantage of the views toward and around the Burj Dubai. The towers are clothed with an articulated skin recalling the veils and layers of traditional Islamic architecture .



# Water Worlds

**The 'Apeiron'** hotel is a 7 star, 185m, \$500 million island hotel with more than 350 luxury suites. Access is restricted to water (yacht) and air (helicopter) only. "The Apeiron is the definitive James Bond retreat, boasting its own private lagoon, beaches, restaurants, art gallery, luxury shopping, cinemas, spas and conference facilities," say architects, Sybarite UK.

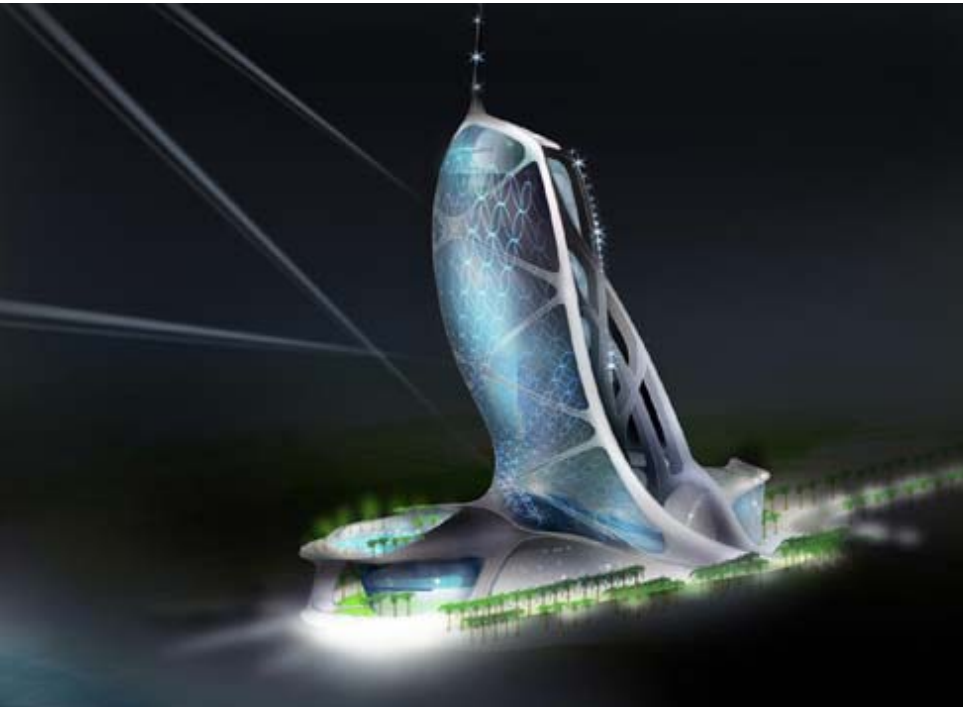


**Wave Tower** (Dubai), is located in the Madinat Al Arab District of Dubai, a zone that is expected to become the new downtown and central business district. When built, the Wave Tower will become the highest tower designed by Spanish architects A-cero architects.





**Hydropolis** is the world's first underwater luxury resort. It will sit 66 feet below the surface of the Persian Gulf and feature 220 guest suites. The Hydropolis, scheduled for completion this year, has faced major delays due to cost issues and concerns over the project's impact on marine life.



**Al Raha** beach development will be a new city district that will serve as the gateway to Abu Dhabi city and boast an arrangement of 60-storey towers to low-rise developments.

Located along the Abu Dhabi-Dubai highway and opposite to Al Raha Gardens, it will be built on reclaimed land and offer world class residential, commercial, cultural, entertainment and public facilities, which will house up to 120,000 residents.

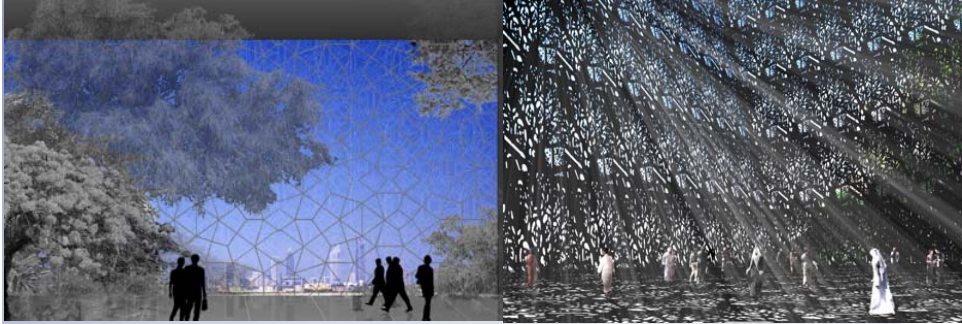


Developer Nakheel has announced another major development on Dubai's coastline. The most eye-catching element is a five star hotel shaped like a wheel. The development, called **Dubai Promenade**, is located between Dubai Marina and Palm Jumeirah. It will extend over coastal land, the beach and onto a man-made peninsular. Reclamation is due to be completed in the first quarter of 2008. On completion, the development will accommodate approximately 10,000 residents in more than 2,000 residential units. See: [www.dubaipromenade.ae](http://www.dubaipromenade.ae)

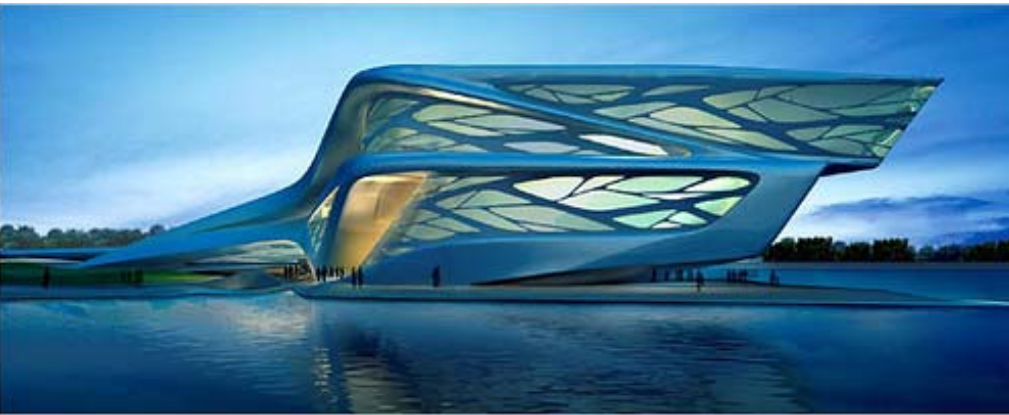


# New cultural centres

Proposal for **Dubai Opera House** by Jean Nouvel. See: [www.dezeen.com/2007/05/01/dubai-opera-by-jean-nouvel/#more-2277](http://www.dezeen.com/2007/05/01/dubai-opera-by-jean-nouvel/#more-2277)



Zaha Hadid has designed the **Performing Arts Centre**, which will present the finest in music, theatre and dance, on on Saadiyat Island, which Abu Dhabi's ruler, Sheikh Khalifa Bin Zayed Al Nahyan, has decided to make one of the world's top cultural destinations and a "beacon for cultural experience and exchange."



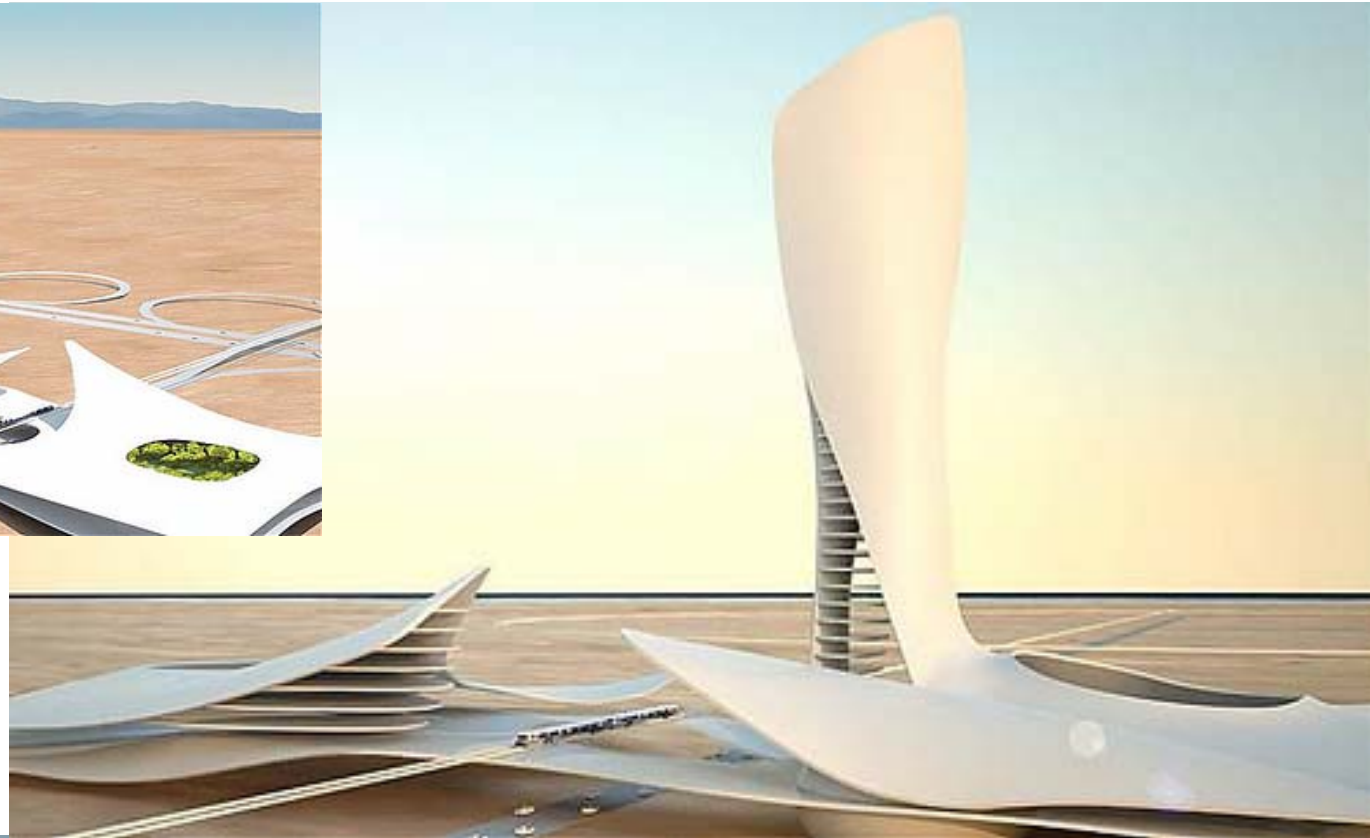
**The Louvre Abu Dhabi** will be housed in a futuristic building, designed by star architect Jean Nouvel, who also designed the Institut du Monde Arabe in Paris. The museum will cost €83 million to build, and is slated for completion by 2012. It will be situated on Saadiyat Island ("Island of Happiness"), which is already home to a 30,000-square-meter branch of New York's Guggenheim Museum, designed by Frank O. Gehry.



# Gateways



Gateway building concept, UAE. Sheik Saud and Rakeen of Ras Al-Khaimah has appointed the Norwegian architecture firm Snøhetta the prestigious task of creating an iconic gateway building for the new capital city of Ras Al-Khaimah in the United Arab Emirates. The approx. 300,000 m2 complex will contain a Congress Center, Exhibition Halls, Shopping Center, 5+ Star Hotel, 5 Star Hotel, and a 4 Star Hotel.



The Gate development



# New cities

**The Blue City** is a \$15 US billion megacity project started by the Oman. It will take up roughly 34 square kilometres along the coastal region at Al Sawaadi (45 minutes from Muscat) and will house 200,000 residents. In December 2007 Foster + Partners revealed a richly layered masterplan, comprising a series of clustered communities with private courtyards and narrow, winding streets that fuse with a transport system. The plan also draws upon traditional Omani architecture while offering a sustainable and contemporary lifestyle.



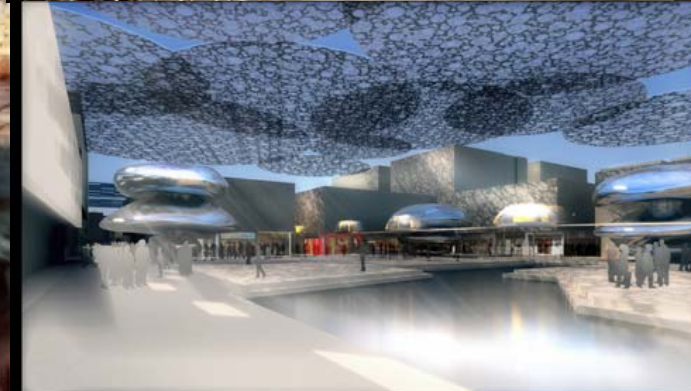
**Ajman** is a small island enclave and the smallest state of the UAE, 20 km from Dubai. It is the location for an HOK masterplan which will regenerate the marina as the 'jewel in the crown' of Ajman. Set on 26-hectares, the masterplan integrates existing elements with business, retail and residential accommodation, while providing diverse leisure opportunities. More info available.



**Jebel Al Jais Mountain Resort** - a tourist village on a mountain in the Emirate of Ras Al Khaimah designed by Rem Koolhaas of OMA. The project, which consists of elements including an inhabited dam, an inhabited bridge and a vertical village built into a cliff, is one of a string of schemes OMA is working on in the UAE.



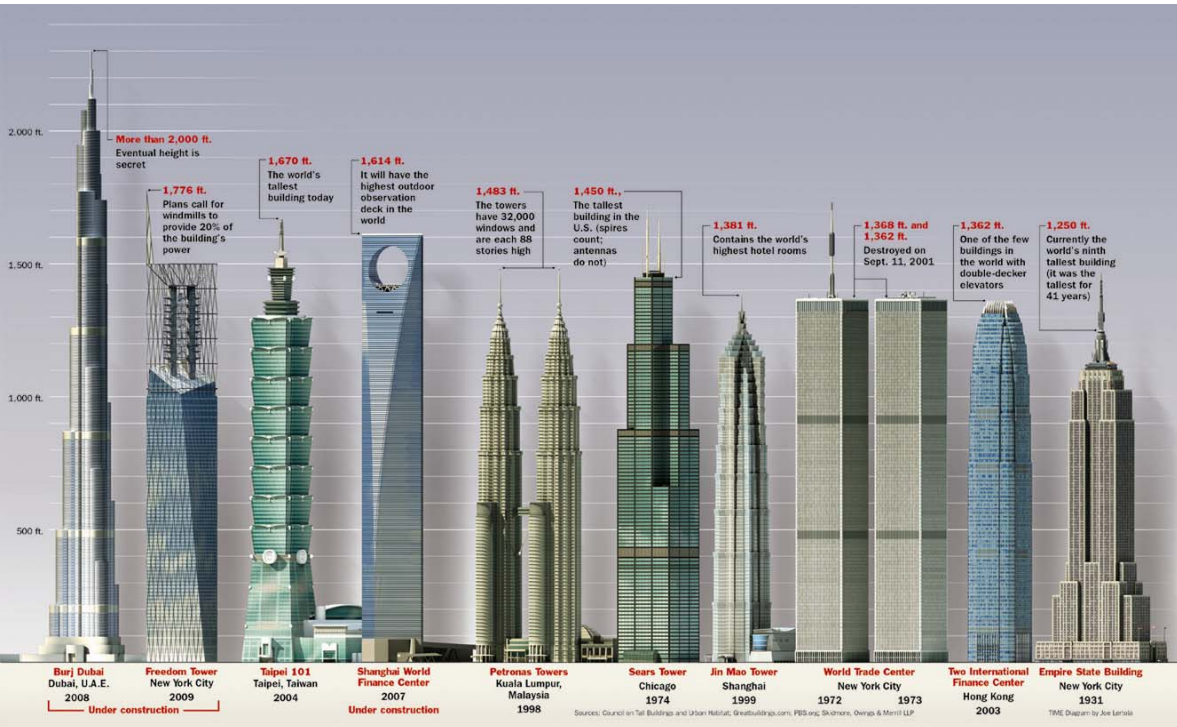
The walled city of **Masdar** in Abu Dhabi will be the world's first zero-carbon and zero-waste city in the world. This car-free zone is being driven by Abu Dhabi's Future Energy Company and will be home to the company's headquarters and a new university. The land around the city will have wind and photovoltaic farms as well as research fields and plantations so that the city is self-sustaining. The development by Foster & Partners, is set to open in late 2009.



# Towers of power



The grand-daddy of them all – **the Burj Dubai**. When complete, it will be the world's tallest tower and the centerpiece of the Gulf regions most prestigious urban development to date. Design and development by SOM. Fascinating website: <http://www.burjdubai.com/>





**Infinity Tower**, designed by Skidmore Owings and Merrill (SOM), will stand 80 stories high at 330 meters and will be the world's tallest tower to feature a 90 degree twist. Infinity Tower will house luxury residential apartments, pools, a state of the art gymnasium, a nursery, conference room facilities, tennis courts and a luxury spa. The innovative design affords apartments on all sides staggering views. Open-space design has been implemented to ensure a minimum of pillars and floor to ceiling windows providing a sense of space and light. A reinforced concrete column will rotate with the twisting shape to create a helix. In addition each floor will accommodate a 1.2 degree twist to achieve the full unique 90 degree spiral.

Two twin towers on the same building lot enhance the architectural visibility of the **Plaza Tower** in Dubai (by Light Architecture). The shape of the prolate spheroid becomes a spectacular tower, on which Mediabuilding© technology is employed to inundate Dubai Marina with information and images



Gensler is designing the **Tameer Towers**, which are being touted as a sustainable skyscraper. The mixed-use development includes six 72-story diamond-shaped towers. By the time of its completion in 2011, the complex will feature 1,900 apartments, a hotel, shops, and offices. Apartments will be partially cooled from above by shade provided by landscaped terraces



**The Silver Star** is a 40-floor tower in th Business Bay. Construction is expected to be completed in 2008.





Green architect and writer, William McDonough, has designed a speculative tower for the future (to be located in Abu Dhabi). The 40-storey skyscraper will have a “100% positive impact on people and places”. It contains trees and other greenery and will behave like a tree says the architect. “It’s a building that receives its energy from the sun, that grows food, that builds soil, that provides a habitat for hundreds of species, that changes colours with the seasons, that creates micro-climates, that would purify water,” he said..”



### **Seba Tower**

The latest large structure planned for the growing area of Abu Dhabi, the Seba Tower is a 50-story mixed-use development, with 316 apartments. The curved bands around the tower are balconies offer sea views and views of the famous Abu Dhabi Corniche. The curves will be illuminated which will throw flashing "bands of light" against the sky. The tower will be topped with a rooftop terrace that includes a health club and an outdoor pool.





**Silverene Towers** – currently being built on the Dubai Marina opposite the water's edge in one of the best locations in the marina, being within easy walking distance of the Marina Mall, yacht club and Al Majara Community.

Designed by Hazel Wong, Regional Director for RMJM, Silverene's tallest tower will have 35 floors while the second will have 26 floors. Linking the two towers will be a four storey podium with two floors of exclusive retail outlets, and a spacious sun deck with swimming pool for residents





**Tiara United Offices Tower**  
near the financial hub of  
Dubai. It offers state-of-the-  
art commercial and leisure  
facilities and is considered as  
one of the major real estate  
developments currently under  
construction.

**DAMAC Ocean Heights**, located in Dubai Marina, is a 310-meter residential tower. The design evolved to maximize views toward the ocean with a deliberate twist on three of its faces. This allows the units, even in the back, a view toward the water beyond. The 82 storey tower is planned for completion in 2008





**The Buildings by Daman**, in the financial district of Dubai, consists of residential apartments, contemporary office space, a five-star hotel and amenities including two restaurants and a destination spa, the buildings also include approximately 50,000 square feet of retail space and other residential "community" facilities



**The Liberty House** is a 42-floor tower in the financial district of Dubai. It has a total structural height of 166 m. Construction is expected to be completed in 2008.



## **Empire Tower**

Surrounded by architectural icons, Empire Tower takes a slightly less overt approach. The splayed vertical layers converge while rising up before bending forward together as the 230meter tower rises toward the sky and maximizing its views between the park and sea.



**The U-Bora Tower Complex** is a mixed-use development located in the heart of Business Bay. The design has given equal attention to its three different uses - office, residential and retail, in order to maximize their opportunities and viabilities within the site's context. The 250 meter high U-Bora Office Tower is located prominently on the main axis

With 120 floors and a height of 516 metres, slicing through the sky like an enormous shimmering rapier, the residential-only **Pentominium**, designed by the renowned architect Andrew Bromberg at Aedas, will dwarf every other development on the Dubai Marina



**The Time Residences** will contain 200 one- to four-bedroom apartments when complete. Touted by architects, Glenn Howells, as “eco-friendly sustainable design, using solar power to revolve the cylindrical form and recycling water to irrigate the landscaped gardens.”







**The Lighthouse** by Atkins is located in the heart of the Dubai International Financial Centre (DIFC). In setting a new benchmark for Dubai, the 400-metre luxury office tower aspires to be a low carbon commercial building which aims to reduce its total energy consumption by up to 65% and water consumption by up to 40%.

Ethiad Towers. DBI Design has designed a 5-tower project in the Middle East, valued at more than A\$860 million. To be located on a prominent waterfront site close to the central Abu Dhabi business district, it will comprise five iconic towers ranging in height from 55 to 77 storeys, in excess of 300 metres high, with a total built up area of 500,000m<sup>2</sup>,





TVS Architects was commissioned by Dubai Properties, to design a landmark 650,000-square-foot, 51-story office skyscraper to be located at the main entrance of Business Bay. **Vision Tower** will be “eternally lighted”. It features a canted and bent-glass façade, which will illuminate and reflect light throughout the new city. Dubai Properties hopes to make Vision Tower an architectural icon



**The Bay Gate** is a 40-floor tower in the Business Bay area. Due for completion 2008.

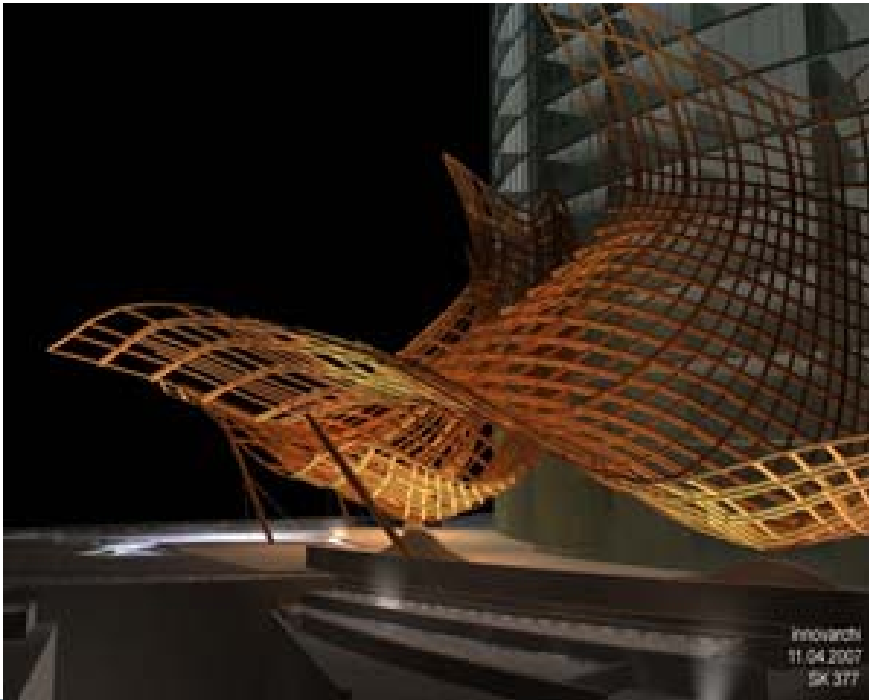
**The G-Tower** by YOO (a Philippe Starck and John Hitchcox owned design company) is the first branded residential tower in the region



**Business Bay Tower, Dubai – Woods Bagot.** This 35 level office tower in Dubai's Business Bay incorporates 3 basement levels and 7 levels of podium housing parking, retail and a business centre.



**D1 Tower** by Australia's Sunland is inspired by Q1, the world's tallest residential tower. D1 fuses rich Middle Eastern heritage and culture with today's technology, quality and modernity. It comprises a 80 storey residential tower, rising 284 metres on the premier site of the Dubai Creek cultural and artistic precinct.





**The Prism** – 36 storey tower in  
Business Bay





The **Al Darwish Tower** will rise approximately 200 meters above ground, and is designed to comprise a total of 160 luxurious residential apartments of various sizes in its 50 floors. This building will also house a multi-purpose hall, a health club with a swimming pool, and a children's playground. The tower will overlook the sea from three sides, and is due for completion 2008.

**The Burj Dubai Lake Hotel & Serviced Apartments** is a supertall structure (306 metres) alongside the Dubai Mall, and the Burj Dubai Lake. The hotel and residential tower is due for completion this year (08).





**The Providence Tower** is a 57-floor tower in the financial district of Dubai. Construction is expected to be completed in 2010.



The 61-story, mixed-use **Rolex Tower** in Dubai is one of the next-generation of high-rises on Sheikh Zayed Road. The Rolex Tower is designed in response to the street's exuberance with a quiet urbanity to set the standard for new high-end development in Dubai and beyond, say architects SOM.



**Ocean Heights** is a supertall structure being built in the Dubai Marina complex. It will stand 310 metres tall and have 82 floors. Construction is set to end in 2010.



A major residential development, the **Al Sharq** Tower will, when completed, be the tallest tower on Dubai's Sheikh Zayed Road. The 100 storey, 360 metre tower consists of 268 luxury apartments.

Designed by the internationally renowned Skidmore, Owings & Merrill (SOM), the iconic vertical resort has eight cylinders defined by a spiralling filigree structure, which will create a unique marker on Dubai's main highway.

Construction commenced in April 2007



## **Bin Suloom Tower, Dubai - Woods Bagot**

The 62 storey tower on Sheikh Zayed Road includes a sky lobby, restaurants, bars, retail, banquet rooms, pool deck, health spa and business centre. The mixed use development accommodating 336 hotel suites and 82 serviced apartments has been commissioned by Bin Suloom Enterprises.

**The Burj al Alam ("World Tower")** is a 108 storey, 501 m skyscraper under construction in the Business Bay area. It is designed (by Nihon Architects) to resemble a crystal flower and is set to be one of the world's tallest buildings. The six-storey crown will contain a Turkish bath, sky garden, and other club facilities. The structure is expected to be completed by 2010.







**The International Tower** in Dubai is currently under design, having a built-up area of 84,845m<sup>2</sup>, the tower consist of two blocks (tower & parking) linked by two fully glazed bridges at two different levels.



**The ARY Digital Tower** is a 45-floor tower in the Dubai Media Centre. Construction is expected to be completed in 2008.



**Almas Tower (Diamond Tower)** is a 360 metre-tall skyscraper under construction within Dubai's Jumeirah Lake Towers development. It will be the tallest of all the buildings on the development when completed in 2008. It will have 74 floors, 70 of which will be commercial, and 4 will be service floors. It was designed by Atkins for Nakheel Properties.

The **Lam Tara Towers** is a complex of two towers on Dubai's Sheikh Zayed Road, opposite the Millennium Tower. Lam Tara Tower 1 consists of 70 storeys and has a total structural height of 360 m (1,181 ft), while Lam Tara Tower 2 consists of 60 storeys. The towers are expected to be completed in 2010.





## Metro Tower

